

ANTWERP TOWNSHIP
24821 FRONT AVENUE
MATTAWAN, MI 49071-9598

DANIEL J. RUZICK, Supervisor
HEATHER MITCHELL, Clerk
BONNIE OSBORNE, Treasurer
BRUCE T. CUTTING, Trustee
RONALD DERHAMMER, Trustee

Phone: 269.668.2615
Fax: 269.668.5233
www.antwerptownship.com

Office Hours:
Mon., Wed., Thurs.
7:00 a.m. – 5:00 p.m.
Tuesday: 7:00 a.m. – 6 p.m.
Fridays: Closed
Closed for lunch M, T, W, Th
11:30 a.m. – 12:00 p.m.

ANTWERP TOWNSHIP ZONING BOARD OF APPEALS MEETING
THURSDAY DECEMBER 28, 2017

Chairperson Gary Stock called the meeting to order at 6:30 pm.

Board Members Present: Gary Stock-Chair, Ron Stoyhoff, Phil Tarchala, Dan Seibert, Heather Mitchell-Secretary

Guests Present: (2) Harpal Singh and Su Khwinde

Motion by Tarchala, second by Stoyhoff to approve agenda as presented. All voted in favor. Motion carried.

Motion by Stoyhoff, second by Tarchala to approve minutes from the Zoning Board of Appeals from October 26, 2017 as mailed. All voted in favor. Motion carries.

Communications/Announcements: Planning Commission is currently working on cleaning up some ordinance language. Text amendments are forthcoming.

Public Hearing called to order at 6:35 pm.

Harpal Singh addressed the Board by stating that the current sign was requested to be removed by the Van Buren County Road Commission because it lies within the Road Right of Way. Mr. Singh stated that his request is the best solution to stay out of the R-O-W and he submitted to the Board a signed first right of refusal to purchase the parcel directly to the west which is parcel ID # 80-02-002-011-00 address: 24228 Red Arrow Hwy currently owned by Arlen R. Winther Trust.

Public Hearing closed at 6:55 pm.

New Business:

Deliberation by Board of Appeals:

Members discussed the role of the ZBA and the scope of its authority. The written review clearly defined several relevant considerations, particularly the five conditions identified in table 12-14 of Section 12.4 of the Antwerp Township Zoning Ordinance. ZBA members generally concurred with fact that the hardship lies within that fact that VBCRC has demanded removal of existing sign.

Motion by Stoyhoff, second by Mitchell to grant a dimensional variance which allows one (1) sign to be constructed with the maximum area of 80 square feet, overall height of 15', and allows the front setback to be 5 feet rather than 50ft from the Red Arrow Hwy ROW. This variance is granted due to unique circumstances wherein the presence of a non-conforming sign within the ROW from which VBCRC is requesting the removal is the entity creating the hardship. In the request to move a new sign 25ft further back is excessive and imposes a requirement on a present situation that has been in place for some time. The variance does not grant special privileges and allows reasonable use of the property. The placement of the new sign is consistent with the character of surrounding area. All voted in favor. Motion carries.

Pending Business: None

Any other Business: Board reviewed the 2018 meeting schedule. The November 2018 meeting date will need to be changed due to the holiday. Motion by Stock to approve all meeting dates except for November, second by Tarchala. All voted in favor. Motion carries.

Meeting adjourned at 7:39 pm.